



PROPERTY OWNERS ASSOCIATION 4th MANAGEMENT CERTIFICATE FOR
RIO ANCHO HOMEOWNERS ASSOCIATION INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Burnet §

1. Name of Subdivision: Rio Ancho
2. Subdivision Location: Burnet County
3. Name of Homeowners Association: Rio Ancho Homeowners Association Inc.
4. Recording Data for Association: Rio Ancho Subdivision, Section I, a subdivision in Burnet County and Williamson County, Texas filed at the Official Public Records of Burnet County, Texas on 4/14/2008 under Document No. 200803896

Rio Ancho Subdivision, Section II Final Plat, a subdivision in Burnet County and Williamson County, Texas according to map or plat thereof recorded at Burnet County on 9/3/2014 under Document No. 201407275 and at Williamson County 2/18/2015 under Document No. 2015012171

Rio Ancho Subdivision, Section II Replat of Lot 112 thru 116, a subdivision in Burnet County and Williamson County, Texas according to map or plat thereof recorded at Burnet County on 2/29/2015 under Document No. 201501314

Rio Ancho Subdivision, Section II Replat of Lot 54, 55 and 56 into Lots 54-A and 55-A, a subdivision in Burnet County and Williamson County, Texas according to map or plat thereof recorded at Williamson County on 6/5/2019 under Document No. 2019049596

5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions, Easements & Restrictions for Rio Ancho Subdivision, Section 1, is filed at Burnet County on 8/25/2008 under Document No. 200808933 and Williamson County on 9/9/2008 under Document No. 2008069715

Amendment to Declaration of Covenants, Conditions, Easements & Restrictions for Rio Ancho Ranch Subdivision, Phase I, is filed at Burnet County on 11/26/2012 under Document No. 201209393

Amendment to Declaration of Covenants, Conditions, Easements & Restrictions for Rio Ancho Ranch Subdivision, Phase I, is filed at Burnet County on 5/9/2014 under Document No. 201403622

Supplemental Declaration of Covenants, Conditions, and Restrictions for Rio Ancho Subdivision Section I to Annex of Property known as The Rio Ancho Subdivision Section II is filed at Burnet County on 9/3/2014 under Document No. 201407284 and at Williamson County on 2/20/2015 under Document No. 2015012747

Amended Declaration of Covenants, Conditions, & Restrictions for Rio Ancho Subdivision, Section I and Section II, is filed at Burnet County on 2/25/2015 under Document No. 201501496 and at Williamson County on 10/15/2015 under Document No. 2015091139

Supplemental to Amendment to Declaration of Covenants, Conditions, Easement & Restrictions for Rio Ancho Ranch Subdivision Phase I is filed at Burnet County on 4/4/2016 under Document No. 201602942

Supplemental to Amendment to Declaration of Covenants, Conditions, Easement & Restrictions for Rio Ancho Ranch Subdivision Phase I is filed at Burnet County on 4/4/2016 under Document No. 201602943

Supplemental Declaration of Covenants, Conditions, and Restrictions for Rio Ancho Subdivision Section I to Annex of Property known as The Rio Ancho Subdivision Section II is filed at Williamson County on 4/22/2016 under Document No. 2016033617

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Certificate of Formation of Rio Ancho Homeowners Association, Inc. a Texas Nonprofit Corporation is filed in the Office of the Secretary of State of Texas on December 11, 2007

Assignment of Declarant's Right is filed at Williamson County under Document No. 2015012745

Rio Ancho Community Center Code of Conduct is filed at Williamson County on 5/20/2016 under Document No. 2016043023

Rio Ancho Ranch Community Center Lease is filed at Williamson County on 5/20/2016 under Document No. 2016043024

Rio Ancho Community Center Code of Conduct is filed at Burnet County on 6/13/2016 under Document No. 201605477 and at Williamson County on 6/13/2016 under Document No. 2016051303

Bylaws of Rio Ancho Homeowners Association, Inc. is filed at Burnet County on 10/13/2017 under Document No. 201710212

Rio Ancho Subdivision Community Design Standards is filed at Burnet County on 3/27/2018 under Document No. 201802987 and at Williamson County on 4/10/2017 under Document No. 2017031477

Rio Ancho Homeowners Association Inc. Billing Policy and Payment Guidelines are filed under Document No. 2019100115.

Rio Ancho Homeowners Association, Inc. First Amendment to Community Design Standards is filed with Burnet County on 5/21/2020 under Doc No. 202005753:

Rio Ancho Homeowners Association, Inc. Violation Enforcement and Fine Resolution is filed under Document No. 202012777.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Working Cap Fee (all sales) - \$100.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021.

Rio Ancho Homeowners Association Inc.


By: 
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 20
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Rio Ancho Homeowners Association Inc., on behalf of said association.


Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

